

Fletcher Free Library  
HVAC and Controls Upgrades  
Bidder Questions and Responses  
February 18, 2015

All,

No questions were received from bidders by email by the deadline. Questions WERE asked in the walkthrough, and answers are provided below.

1. Can we submit our own proposals for what we think would be the cheapest/best system as an alternate?

The City is committed to increasing energy efficiency and improving ease of maintenance as long term energy and maintenance cost control strategies. We recognize the proposed systems will have incremental first cost premiums over replacing existing equipment with like units. The purpose of this RFP is to solicit proposals to install the desired systems as presented in the scope of work document. If all bids come in above the City's budget, the City reserves the right, as stated in the standard RFP terms, to reject all bids and go back to the drawing board. We hope this is not what will occur, however it is always a possibility. In short, at this time, we are not soliciting alternative plans.

2. Are dampers on controls or mechanical?

See RFP scope document.

3. Is electrical a sub to mechanical?

See RFP scope document.

4. Will lead paint abatement be part of the mechanical contractor's scope?

No. Lead paint testing and abatement (if required) is not in the mechanical contractor's scope. It is unclear how much lead paint is an issue, but given the age of the building it is fair to assume that working around this issue may be required. The same overall response applies to asbestos--none is known to be present, however it is not in the mechanical contractor's scope to address if it is present.

5. Can we have additional access to the building prior to the bid due date?

Yes. Please contact the City's Capital Improvements Program Manager, Martha Keenan, to coordinate access if required.

6. The schedule has some errors in date/day alignment. Can you revise this?

Yes. The following is the intended schedule, with some minor (1 business day) revisions.

Milestone	Date Due
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City Issues RFP	Friday, January 30 – 5:00 PM
Mandatory Pre-Bid Walkthrough	Friday, February 06 – 1:00 PM
Questions Due	Thursday, February 12 – 5:00 PM
Responses Issued	Wednesday, February 18—5:00 PM
Contractor Bids Due	Tuesday, February 24—12:00 PM
Apparent Low Bidder Descoping Meeting	Thursday, February 26—9:00 AM
Bid Award	Friday, February 27—5:00 PM
Engineering Package Ready for City Review	Monday, March 16
Equipment Submittal Review Completed	Friday, March 27
Start of Construction	Monday, May 11
Substantial Completion	Monday, June 8
Notes: All dates listed are in 2015.	